



An
Bord
Pleanála

Record of Meeting ABP-308583-20

Case Reference / Description	149 no residential units (33 no. houses, 116 no. apartments), creche, and associated site works. Ballygossan Park, Golf Links Road, Skerries, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	25 th January 2021	Start Time	10:00 a.m.
Location	Via Microsoft Teams	End Time	11:20 a.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Daire McDevitt, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Kieran Noonan, Noonan Construction
Kevin Gilmore, GCQS
Dominic Stevens, JFOC Architects
Nora Shortall, JFOC Architects
Bernard Seymour, Landscape Architects
Thomas Jennings, DBFL Consulting Engineers
Ben Mong, DBFL Consulting Engineers
John Spain, John Spain Associates
Mary MacMahon, John Spain Associates
Kieran Noonan, Noonan Construction

Representing Planning Authority

Bernadette Quinn, Planning
Ian Campbell, Planning

Linda Lally, Transportation
Daragh Sheedy, water services
Mark Finnegan, Parks

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the P.A on 1st December 2020 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the LA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 4th November 2020 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Clarification of Site Area.**
- 2. Design Strategy (inter alia density, layout, open space provision and hierarchy, parking, connectivity and linkages with adjoining lands)**
- 3. Issues raised by Transportation Section in the Planning Authority Opinion received on 1st December 2020.**
- 4. Issues raised by Irish Water**
- 5. Any Other Business.**

1. Clarification of site area

ABP Comments:

- Clarify what lands are in the prospective applicant ownership, extent of holding and who carries out works or is responsible for them where there is an overlap of landholdings.
- Explain how both sites could be developed independently
- Clarify Gross Area and Net Area.

Prospective Applicant's response:

- The net site area is 2.97 hectares
- Proposing to include LDA lands
- Both site boundaries overlap
- There is a co-operation agreement with the LDA in terms of delivering infrastructure and enabling works.
- Responsibility of the riparian strip will be with whoever lodges the application that gets permission
- In relation to the drainage ditch – works will open up space to allow for more landscaping and attenuation

Planning Authority's comments:

- Show the extent of the works being provided

Further ABP Comments:

Need to clearly outline the extent of their landholding and land over which they have control and the capacity to carry out development. Any ambiguity or overlap with adjoining lands which may be the subject of development needs to be addressed and clarified. Details should clearly demonstrate that both the prospective applicant's land and the adjoining LDA lands can be developed a) independently of each other or b) outline proposals for a comprehensive and logical approach to their development in particular having regard to compliance with any potential conditions that could be attached in the event one or either of the applications was successful in obtaining planning permission.

2. Design Strategy (inter alia density, layout, open space provision and hierarchy, parking, connectivity and linkages with adjoining lands)

ABP comments:

- A justification/rationale for proposed building height strategy for the site.
- Visual Impact Assessment, including CGI's, cross sections and long views
- In relation to render and finish, there needs to be a building lifecycle report
- Detail the open space provision and hierarchy
- Show linkages to the LDA and adjoining lands
- Use of render on apartment blocks.
- Include a Building Life Cycle.

Prospective Applicant's comments

- There is a pedestrian route through LDA lands to the train station
- 2 storey terraces will be at the north and east boundaries
- 3 Storey duplexes are at the east of the site, marking the entrance to the development
- There will be passive surveillance and houses will not contain gable ends
- Relationship with existing adjacent estates has been outlined
- Density is 50 units per hectare
- Dual aspect is 76%
- There will be elevational treatment and the use of render
- Spaces to the south will have passive surveillance
- Facades have a strong two storey element and set back
- Creche location has been moved however a creche is being included
- Open space is being worked from the LAP
- There is an existing drain which is being retained. Attenuation is being accommodated between both developments
- There will be habitat linkage between this site and LDA one.
- Gradients are wider than the land take
- Net open space is 7500 square meters
- Flat areas have been created to allow playgrounds
- There is a screen of vegetation
- Communal open space will collect shallow water at certain times of the year.
- Private open space is 3,700 square meters and communal open space is 3,200 square meters
- Lands zoned open space are excluded from the calculations
- There are strong connections to the public open space
- Pedestrian linkages are to the boundary and linking to existing paths

Planning Authority's comments

- Clarify if the creche will be included in phase 1
- Explain the amount of open space for class 1 & 2 taking into account the LDA lands
- Detail the finishes for duplex units to the south
- Show bin storage
- Apartment heights and views from the west are a concern
- Outline the separation between communal and open space
- Detail tree retention areas
- Areas on the eastern side are a concern in relation to overlooking
- More of a buffer is needed at the western boundary
- Habitat linkages are welcomed.
- Ensure the quality of open spaces
- Location of pitches are a concern. There could be noise and light pollution for existing residents
- Show green corridors
- Submit a tree survey for the western boundary
- Ensure that pedestrian connections to the north are overlooked
- Open space on the zoned land should provide for the wider community

Further ABP Comments:

- Address concerns raised by the Parks Department.

3. Issues raised by Transportation Section in the Planning Authority Opinion received on 1st December 2020.**ABP comments:**

- Issues raised by Transportation Planning relating to application by the LDA for road improvements/works
- CDP requirements car and bicycle parking.
- Address any potential material contravention and be specific as to what areas are being contravened

Prospective Applicant's comments:

- The LDA applicant has been granted permission and is no longer an issue
- The planning authorities report regarding the basement layout has been taken into account
- 315 bicycle spaces are being proposed

Planning Authority's comments:

- Bridge crossing needs to be addressed
- Clarity is needed on the delivery of infrastructure
- Ensure that infrastructure is in place prior to occupation
- An application has been granted for junction upgrades to the north of the site
- Basement layout is a minor issue but should be addressed
- Welcome how the topography of the site is being used
- Satisfied with the level of car parking

Further ABP Comments:

Note the LDA application is within the appeal period.

If Material Contravention arises this need to be addressed in the documentation to be submitted.

4. Issues raised by Irish Water**ABP comments:**

- Issues raised by Irish Water
- Show the ownership of 3rd party lands
- Need to address this matter as There is no further information sought at application stage

Prospective Applicant's comments:

- 3rd party lands mentioned in the Irish Water submission are owned by the applicant
- There is capacity to cater for an additional load
- This includes LDA lands
- Infrastructure is in compliance with Irish Water standards

Planning Authority's comments:

- In relation to surface water, five headwalls are needed
- Show any manholes

5. Any other matters

• **ABP Comments:**

- Ensure that all reports at application stage correlate.
- If Material Contravention arises, each instance need to be addressed in the documentation and MC advertised.
- Clarify provision of roads on lands zoned Open Space in terms of compliance with this zoning. SHD cannot contravene land use zoning.
- EIAR Screening should also consider the level of integration and collaboration with adjoining existing, permitted and proposed developments adjacent to the site.

• **Prospective Applicant's Comments:**

- Some form of removal of the hedgerow will have to happen to accommodate the riparian corridor

• **Planning Authority's Comments:**

- Liaise with the Parks department prior to lodging an application

• **Conclusion**

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
January, 2021